

# **M e m o r a n d u m**

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**To:** Steve Henrichsen, Planning Department  
**From:** Dennis Bartels, Engineering Services  
**Subject:** Comprehensive Plan Amendments  
**Date:** March 3, 2005  
**cc:** Mike Brienzo  
Randy Hoskins

Development Services has the following comments concerning the proposed comprehensive plan amendments:

1. Amendment #05005 - Change Fletcher, 27th to 14th from Minor Arterial to Urban Collector

I object to the change. Projected volumes indicate the need for the street cross-section proposed. If Fletcher is not constructed to the cross-section necessary to handle the traffic, the demand will be met by using other local and neighborhood collector streets in the vicinity and cause problems for lots that abut and take access to these local streets.

Fletcher extends east and south of 27th, presently to 33rd and Superior. Long range plans call for extending 33rd Street south as part of the Antelope Valley project. It would be short-sighted to downgrade Fletcher to an urban collector.

2. Amendment #05006 - Designating Fletcher, Humphrey and Pennsylvania as Collectors from 14th to 1st Streets and expand the Tier 1, Priority 1 Area

None of the arterial street, 14th, Alvo, or 1st Street are completed to an urban standard around this section. Adding additional property and development to the Priority A designation adds to the need to make these street improvements with the limited resources available.

Humphrey and Pennsylvania are shown on the list of streets under "Additional urban Area System Improvements." If these streets are downgraded to typical subdivision collector street status, they should be removed from this list of streets that are intended to be funded by primarily City street funding.

3. Amendment #05007 - Northwest 70th and West Superior to Tier 1, Priority A Status

This amendment is premature. The urban street improvements necessary to support this area for development are not in place and funding is insufficient to build them in a timely manner. Sewer and water improvements are also required that will also require funding that is needed to build improvements in other Priority A areas.

4. Amendment #05008 - Coddington and Old Cheney Area

This area requires construction of sewer, water and paving improvements prior to development. None of the streets in the area are built to urban standards. The required wastewater improvements open a new wastewater drainage basin. Construction of the necessary Public Works and Utilities infrastructure will require to be used that required to build other already approved Priority A areas.

5. Amendment #05009 - North 56th and I-80 Interchange

Based on the contours provided, a part of this lot drains away from the sewer proposed south of I-80 referenced in the application.

6. Amendment #05010 - 40th and Rokeby Road to Site Specifically Designated Commercial Area

I assume this commercial is intended to be a neighborhood commercial area. It may cause less traffic concerns if it was located at the ½ mile line rather than at the intersection of two arterials as shown. This would also put the commercial about a mile from the neighborhood commercial shown ½ mile south of Yankee Hill Road.

7. Amendment #05011 - Commercial Designation for Lancaster Event Center at 84th and Havelock

This commercial may require or hasten the need to urban street improvements in Havelock Avenue which is presently a rural section street east and west of 84th Street.